

**MINUTES
CITY OF SUWANEE, GEORGIA
PLANNING AND ZONING COMMISSION
OCTOBER 5, 2010**

PLANNING AND ZONING MEMBERS: Present: Anthony Manners, Pete Charpentier, and Larry Pettiford. Staff members present: Josh Campbell, Matt Dickison and MaryAnn Jackson. Absent: Jodi Nevels and Joy Mitchell

CALL TO ORDER

Chairman Anthony Manners called the meeting to order at 6:36 pm.

ADOPTION OF THE AGENDA

Pete Charpentier moved to adopt the October 5, 2010 agenda as presented, second by Larry Pettiford. Motion carried 3-0.

ADOPTION OF THE MINUTES: September 7, 2010

Pete Charpentier moved to approve the September 7, 2010 minutes, second by Larry Pettiford. Motion carried 3-0.

PROCEDURES FOR PUBLIC MEETING

Anthony Manners read the procedures for the Public Meeting for the record.

OLD BUSINESS

NEW BUSINESS

SUP-2010-003- Applicant: Bionew USA Corp. Owner: Yost Holdings at Swiftwater Dr., LLC. Requests a special use permit to allow for an electronic recycling facility in the M-1 zoning district. The site is located at 3600 Swiftwater Park Drive and contains approximately 3.31 acres.

Josh Campbell presented the staff analysis as follows: The applicant requests a special use permit on an approximately five acre tract to allow for an electronics recycling facility. The site is located at 3600 Swiftwater Park Drive in the Swiftwater Business Park.

The site is surrounded by predominantly M-1 uses although it is adjacent to Suwanee Creek Park.

The facility will shred and break down electronics, separate materials and ship them out for reuse. The applicant will be locating into a 36,000 square foot building that will include about 30 employees. They will be participating in the International Organization for Standardization (ISO) audit for environmental management to ensure they are meeting industry standards.

The City's Future Land Use Plan recommends industrial uses for this site. The site is in an intensive nonresidential area that is generally well-suited for industrial/manufacturing establishments. Additionally, the applicant does not propose any exterior renovations or outdoor storage. All materials and equipment are stored indoors and all recycling activities will take place inside of the existing facility which will limit any harmful impacts and/or objectionable conditions. However, approval of a Special Use Permit should be limited to the proposed use to ensure any future occupants do not operate a recycling facility that would create these potential harmful impacts.

In conclusion, the requested Special Use Permit for a recycling facility would be appropriate at this location. The subject property is located along a highly industrialized portion of Buford Highway and is adjacent to other intensive non-residential uses. The applicant does not propose any exterior changes to the property or to conduct any business outdoors. As a result there should be no adverse impacts resulting from the approval of a special use permit for the site. Special attention should be given to ensure that the operation maintains industry standards for recycling facilities and that any future occupants do not create potential harmful impacts resulting from more intensive recycling facilities. The Planning Department recommends approval with conditions of the request.

Anthony Manners called upon the applicant.

Mitch Peevy, 4480 Commerce Drive, Buford, GA. Mr. Peevy stated the applicant is currently located on Satellite Boulevard and has about 12 employees. They are looking to expand their business. The applicant is currently working with North Gwinnett Technology Group. Last year they had a recycling day and had 30,000 pounds of equipment turned in. This location will add some jobs to the community. There will not be any activity outside the building. The materials are separated and shipped out. Everything is done indoors.

Pete Charpentier asked Mr. Peevy if he is in agreement with staff proposed conditions. Mr. Peevy indicated he is in agreement.

Larry Pettiford asked Mr. Peevy if there are any hazardous materials involved. Mr. Peevy stated all items are stored inside until shipped out. There are no hazardous materials involved at all.

Anthony Manners asked if there will be a public drop off.

Jeff Woodall, 4640 Allison Drive, Sugar Hill, GA. Mr. Woodall stated there will be a public drop off. The public will be allowed to come during office hours to drop items off. Certain items with wood components will not be accepted. This is why the public can only drop off during regular business hours.

Anthony Manners called for opposition. There was none.

Larry Pettiford moved to approve SUP-2010-003 with staff conditions, second by Pete Charpentier. Motion carried 3-0.

OTHER BUSINESS

ANNOUNCEMENTS

Josh Campbell made the board aware that Council would likely begin the annual Planning Board appointment process, which means that board members with terms set to expire at the end of this year should be prepared to re-apply for the board if they are interested in being re-appointed.

ADJOURNMENT

Pete Charpentier moved to adjourn at 6:48 pm.